I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $178,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me on this the 9th day of November, 2012.

REGISTER OR NOTARY PUBLIC

TRISTA CARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
HENDERSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120092875 DEEDWARR
Recvd: 12/05/12 11:07 2 pgs
Fees:13.00 Taxes:658.60
20121205-0111912

MAP ID#~~103-04~~ 0 464.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars the receipt of which is hereby acknowledged, the Grantor, **Dorothy Sullivan** has bargained and sold and by these presents confirm, sell, transfer and convey unto the said **Christy Michelle Cleland**, her assigns, the following tract or parcel of real estate located in the _____ Civil District of Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Final Plat for Sullivan Property, of record as Book 8250, page 857, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Robert G. Sullivan and wife, Ruby D. Sullivan, by deed from C.C. Robertson, Margaret R. Hunter, Stella R. McEwen, Louise R. Hester, William Craig Robertson and George Cecil Robertson, being the only heirs at law of Edna L. Robertson, deceased, of record as Book 3028, page 327, dated January 22, 1960, said Register's Office. The said Ruby D. Sullivan died on June 7, 1985. Robert G. Sullivan married Dorothy Sullivan, and remained married until the death of Robert G. Sullivan on February 19, 1996, as stated in Affidavit of Heirship of record in Book 10262, page 998, said Register's Office.

Property is subject to a Joint Driveway Easement dated August 30, 2010, Record Number 20100903-0070167 in the Register's Office of Davidson County, Tennessee.

Property is subject to a Restrictive Covenant for Detached Structure dated February 17, 2012, Record Number 20120217-0014126 and of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD, the same, with all of the appurtenances, estate, title and interest thereto belonging unto the said **Christy Michelle Cleland**, her assigns, forever in fee simple, with whom they covenant that they are lawfully seized and possessed thereof in fee simple with a good and lawful right to sell and convey same unencumbered except for restrictions as shown in above legal description.

PREPARED BY
CARTER STANFILL & ASSOCIATES, PLLC
ATTORNEYS AT LAW
25 NATCHEZ TRACE DR.
P. O. BOX 476
LEXINGTON, TN 38351

We further covenant and bind ourselves, our heirs and personal representatives, to warrant and forever defend the title thereto unto the said **Christy Michelle Cleland**, her assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the 13 day of November, 2012.

Dorothy Sullivan

Dorothy Sullivan

STATE OF TENNESSEE:
COUNTY OF Davidson :

Before me, a Notary Public, of the state and county mentioned, personally appeared **Dorothy Sullivan** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor, and has executed the foregoing instrument for the purpose therein contained, by personally signing this document.

WITNESS MY HAND AND OFFICIAL SEAL at Office in Nashville, Tennessee, this 13 day of November, 2012.

LISA GAIL MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lisa Gail Morgan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/8/13.

Deed Prepared using Prior Deeds Property Description - No New Survey

Name of owners and persons responsible for payment of real property taxes:
Christy Michelle Cleland
4010 A Colorado Ave.
Nashville TN. 37209

File No. 2012701

PREPARED BY
CARTER STANFILL
& ASSOCIATES, PLLC
ATTORNEYS AT LAW
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